Bill Garrett Davidson County
Batch# 110199 DEEDWARR
06/28/2018 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20180628-0062644

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public

My Commission Expires: 10-14-2019

JOHN HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David J. Smith and Jodie H. Smith 1821 Bronwyn Court Brentwood, TN 37027	New Owner	116040A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDITH W. SIMPKINS, NOW KNOWN AS EDITH D. WENCZL, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID J. SMITH AND WIFE, JODIE H.**

SMITH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Clayton Place Condominiums as set forth in and established by the Master Deed of record at Book 6955, page 27, Register's Office for Davidson County, Tennessee, and as shown the plan as "Exhibit B" to said Master Deed, and to said Master Deed and plan reference is hereby made and the same incorporated herein for a complete description of said Unit.

Being the same property conveyed to Edith W. Simpkins by deed dated January 7, 2008, from Sheila P. Akin and husband, Bill Akin, of record in Instrument No. 20080107-0001933, Register's Office for Davidson County, Tennessee. Edith W. Simpkins, having been married at time of said conveyance. Pursuant to the certified Final Decree of Divorce in the Eighth Circuit Court for Davidson County, said property was solely devised to Edith Wenczl Simpkins from Otto Kent Simpkins, dated June 1, 2009, of record at Instrument No. 20091002-0091633, Register's Office for Davidson County, Tennessee. The said Edith W. Simpkins is now known as Edith D. Wenczl.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Clayton Place Condominiums, of record in Book 6955, page 27, Register's Office for said County.

3. Matters shown on the Plan of record in Book 547, page 18, Register's Office for Davidson County, Tennessee.

4. Note in prior deed: "Grantor acknowledges that while the property is identified as and a part of an established "horizontal property regime" (condominium), subject to said Master Deed and Charter, there have been no formal activity of the same since grantor has owned this property (and as indicated in deeds from prior owners). There has been no demand made or payment required for usual homeowners' dues; no demand made or performance required in the activity of any General or Limited Common Elements (other than the sole activity of the respective unit owners for their respective unit); no meetings called or conducted of the homeowners' association; and, no otherwise collective activity between the two units of this condominium regime".

5. Rights of others in and to the common elements.

This is improved property known as: **3900 Woodlawn Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of June, 2018.

Edith D. Wenczl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDITH D. WENCZL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2018

Notary Public

My Commission Expires: 5-2-2022

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

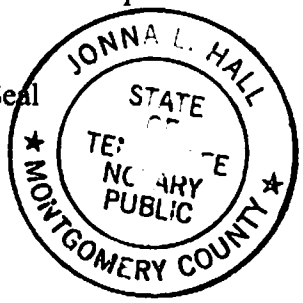
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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